

TRACT SPLIT

FIELD WORK:
JUNE 19, 22-23 2015

BASIS OF BEARING:
GPS OBSERVATION - ARKANSAS NORTH ZONE

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 1368
- 2) EASEMENT DOCUMENT FILED IN BOOK 2007 AT PAGE 44292
- 3) EASEMENT DOCUMENT FILED IN BOOK 95 AT PAGE 750
- 4) EASEMENT DOCUMENT FILED IN BOOK 2004 AT PAGE 38059
- 5) PLAT OF SURVEY FILED IN BOOK 2008 AT PAGE 313
- 6) FINAL PLAT OF HIGHLAND KNOLLS PHASE ONE FILED IN PLAT BOOK 20 AT PAGE 180
- 7) PLAT OF SURVEY FILED IN BOOK 29 AT PAGE 234
- 8) PLAT OF SURVEY FILED IN BOOK 2015 AT PAGE 531

PROPERTY ZONED:
A-1

BUILDING SETBACKS:
FRONT 40ft
SIDE (EXTERIOR) 40ft
SIDE (INTERIOR) 20ft
REAR 35ft

NOTE:

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, (FIRM PANEL #05007C0265K & #05007C0270K, DATED JUNE 5, 2012)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 67°53'16" W	100.00'
L2	S 23°19'27" W	54.11'
L3	N 76°26'32" W	85.39'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	750.00'	391.99'	387.54'	S 21°23'10" W	29°56'44"
C2	2368.30'	648.53'	646.51'	S 14°15'41" W	15°41'23"
C3	2268.30'	47.98'	47.98'	S 22°43'05" W	1°12'43"
C4	50.00'	70.01'	64.43'	S 63°26'27" W	80°13'35"
C5	827.55'	219.95'	219.30'	N 65°35'52" W	15°13'41"
C6	999.00'	60.48'	60.47'	N 56°14'58" W	3°28'07"
C7	717.37'	72.17'	72.14'	N 51°37'58" W	5°45'52"
C8	1250.04'	77.44'	77.43'	S 03°55'01" W	3°32'59"
C9	1800.00'	317.72'	317.31'	S 08°19'53" W	10°06'48"
C10	2268.30'	299.19'	298.97'	S 18°19'39" W	7°33'26"
C11	2268.30'	11.94'	11.94'	S 14°41'59" W	0°18'06"
C12	2268.30'	287.24'	287.05'	S 18°28'42" W	7°15'20"

PROPERTY OWNER:

GREAT SOUTHERN BANK
PO BOX 68
SPRINGFIELD MO 65801-0068

ADJACENT LAND OWNERS

1) PORTER, MARTIN D & LISA A
4801 S CHAMPIONS DR
ROGERS AR 72758-8828
PARCEL #02-02087-610
ZONED: RMF 12-A

2) PORTER, MARTIN D & LISA A
4801 S CHAMPIONS DR
ROGERS AR 72758-8828
PARCEL #02-02087-435
ZONED: A-1

3) ADAMS, BILLY D
4601 S CHAMPIONS DR
ROGERS AR 72758-8829
PARCEL #02-02087-425
ZONED: A-1

4) ROGERS FIRST CHURCH OF THE NAZARENE INC
4911 W PLEASANT GROVE RD
ROGERS AR 72758-9078
PARCEL #02-02087-467
ZONED: A-1

5) ROGERS FIRST CHURCH OF THE NAZARENE INC
4911 W PLEASANT GROVE RD
ROGERS AR 72758-9078
PARCEL #02-02087-466
ZONED: A-1

6) WARREN FAMILY LLC
WARREN, DAVID D
4759 GARRETT RD
ROGERS AR 72758-9421
PARCEL #02-02087-480
ZONED: A-1

7) WHITWHEEL PROPERTIES LLC
102 N SCHOOL AVE
FAYETTEVILLE AR 72701-5128
PARCEL #02-02087-660
ZONED: RSF

8) CITY OF ROGERS
ATTN: KREHER, KELSEY
301 W CHESTNUT ST
ROGERS AR 72756-4559
PARCEL #02-02087-661
ZONED: RSF

9) WHITWHEEL PROPERTIES LLC
102 N SCHOOL AVE
FAYETTEVILLE AR 72701-5128
PARCEL #02-02087-660
ZONED: RSF

10) JOHNSON, DARRELL & LOIS
2 STONEHAVEN LN
BELLA VISTA AR 72715-5596
PARCEL #02-02087-475
ZONED: A-1

11) ERC
813 FORT STREET
BARLING, AR 72923
PARCEL # 02-02087-465
ZONED: O

CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS TO THE PUBLIC FOR THE INSTALLATION OF UTILITIES.

OWNER DATE

STATE OF

COUNTY OF
SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF , 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CITY OF ROGERS ACCEPTANCE:

APPROVED FOR RECORDING BY THE CITY OF ROGERS,
ARKANSAS, THIS DAY OF 2015.

ROGERS PLANNING DEPT.

MAYOR

CITY CLERK

DATE

DATE

DATE

SURVEY DESCRIPTIONS:

OVERALL TRACT B (PER TRACT SPLIT SURVEY BOOK 2015, PAGE 531):

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF HEREIN DESCRIBED FORTY ACRE TRACT WHICH IS S03°12'57" W 842.98' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER THEREOF AND RUNNING THENCE S87°05'31" E 502.74', THENCE N01°55'55" E 438.50' TO AN EXISTING REBAR, THENCE S87°06'05" E 101.30' TO THE PROPOSED WEST RIGHT-OF-WAY OF PINNACLE HILLS PARKWAY, THENCE ALONG SAID PROPOSED WEST RIGHT-OF-WAY THE FOLLOWING: S02°07'21" W 110.88', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00' FOR A CHORD BEARING AND DISTANCE OF S08°19'53" W 317.31', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2268.30' FOR A CHORD BEARING AND DISTANCE OF S18°19'39" W 298.97' TO THE NORTH RIGHT-OF-WAY OF PLEASANT GROVE ROAD, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2268.30' FOR A CHORD BEARING AND DISTANCE OF S22°43'05" W 47.98', S23°19'27" W 54.11', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00' FOR A CHORD BEARING AND DISTANCE OF S63°26'27" W 64.43', N76°26'32" W 85.39', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 827.55' FOR A CHORD BEARING AND DISTANCE OF N65°35'52" W 219.30', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 999.00' FOR A CHORD BEARING AND DISTANCE OF N56°14'58" W 60.47', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 717.37' FOR A CHORD BEARING AND DISTANCE OF N51°37'58" W 72.14' TO THE WEST LINE OF HEREIN DESCRIBED FORTY ACRE TRACT, THENCE ALONG SAID WEST LINE N03°12'57" E 235.09' TO THE POINT OF BEGINNING, CONTAINING 5.06 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN CHAMPIONS DRIVE RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD

TRACT B-1:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S03°12'57" W 842.98' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°05'31" E 502.74' TO THE PROPOSED WEST RIGHT-OF-WAY OF PINNACLE HILLS PARKWAY, THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2268.30' FOR A CHORD BEARING AND DISTANCE OF S18°28'42" W 287.05' TO THE NORTH RIGHT-OF-WAY OF PLEASANT GROVE ROAD, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2268.30' FOR A CHORD BEARING AND DISTANCE OF S22°43'05" W 47.98', S23°19'27" W 54.11', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00' FOR A CHORD BEARING AND DISTANCE OF S63°26'27" W 64.43', N76°26'32" W 85.39', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 827.55' FOR A CHORD BEARING AND DISTANCE OF N65°35'52" W 219.30', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 999.00' FOR A CHORD BEARING AND DISTANCE OF N56°14'58" W 60.47', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 717.37' FOR A CHORD BEARING AND DISTANCE OF N51°37'58" W 72.14' TO THE WEST LINE OF SAID FORTY ACRE TRACT, THENCE LEAVING SAID NORTH RIGHT-OF-WAY ALONG SAID WEST LINE N03°12'57" E 235.09' TO THE POINT OF BEGINNING, CONTAINING 4.15 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN CHAMPIONS DRIVE RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT B-2:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S03°12'57" W 404.62' AND S87°06'05" E 492.92' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°06'05" E 101.30' TO THE PROPOSED WEST RIGHT-OF-WAY OF PINNACLE HILLS PARKWAY, THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING: S02°07'21" W 110.88', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00' FOR A CHORD BEARING AND DISTANCE OF S08°19'53" W 317.31', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2268.30' FOR A CHORD BEARING AND DISTANCE OF S14°41'59" W 11.94', THENCE LEAVING SAID WEST RIGHT-OF-WAY N87°05'31" W 62.92', THENCE N01°55'55" E 438.50' TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FOR USE AND BENEFIT OF:
GREAT SOUTHERN BANK

ADDRESS:
PLEASANT GROVE RD/CHAMPIONS DR
ROGERS, ARKANSAS

DATE: 10/8/15 SCALE: 1"=120'

LOCATION:
SECTION: 28
TOWNSHIP: 19 NORTH
RANGE: 30 WEST

SURVEYED: DRAFTED:
JREID, JRIOS JREID
REVIEWED: DT

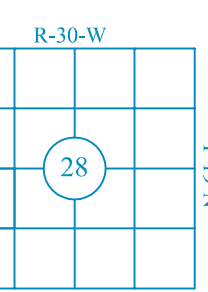


Bates & Associates, Inc.
Civil Engineering-Land Surveying-Landscape Architecture

91 W. Colt Square Dr. - Fayetteville, Arkansas 72703 - 479.442.9350 - Fax 479.521.9350

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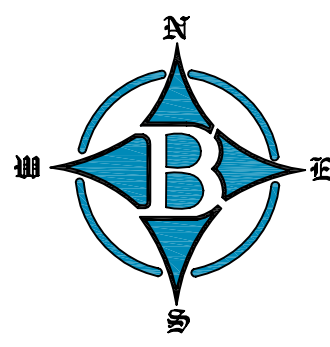
Location Map:



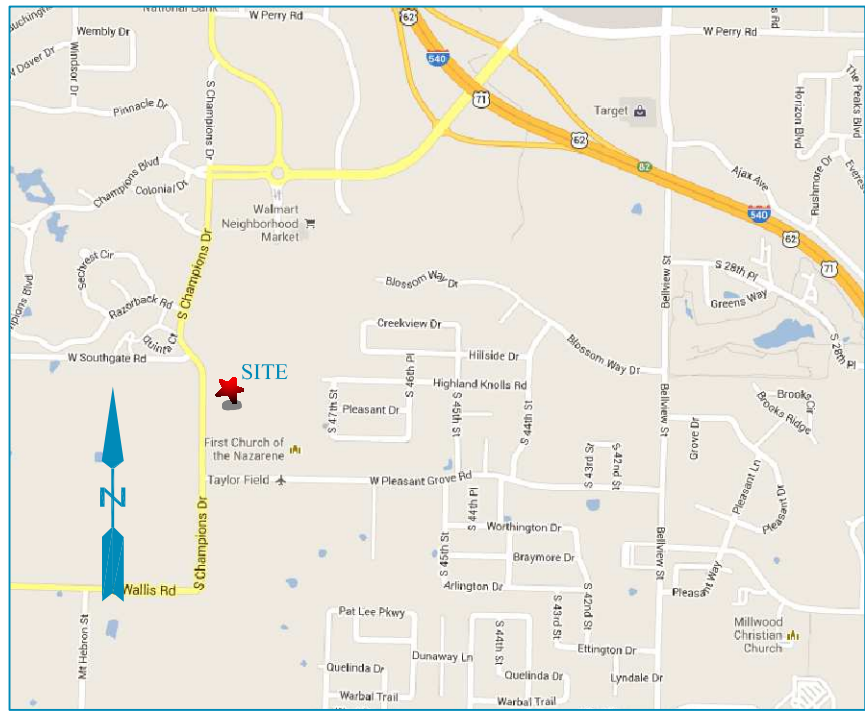
LEGEND:

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- ⊗ FOUND 1/2" REBAR
- △ COMPUTED POINT
- ⊕ TELEPHONE PEDESTAL
- ⊖ WATER METER
- ⊙ FIRE HYDRANT
- ⊕ SANITARY SEWER MH
- ⊖ POWER POLE
- ⊕ WATER VALVE

- BOUNDARY LINE (MEASURED)
- ADJACENT PROPERTIES
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- GAS LINE
- SEWER LINE
- FENCE
- BUILDING SETBACK
- UTILITY EASEMENT
- ⊕ ELECTRICAL BOX
- ① ADJACENT LAND OWNER



VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE